



One of the best office/creative spaces in Camden-Chalk Farm.
4,261 sq ft with terraces, exposed brickwork, oak raised floors,
24hr concierge

Chappell Lofts

Unit A, 10 Belmont Street, NW1 8HH

Office

TO LET

4,261 sq ft

(395.86 sq m)

- EXPOSED BRICKWORK, RECLAIMED TIMBER PANELLING, OAK RAISED FLOORING, TERRACES, AIR CONDITIONING, 12FT CELING HEIGHTS, KITCHEN, FULL HEIGHT SASH & SLIDING WINDOWS, EPC RATING C

Chappell Lofts, Unit A, 10 Belmont Street, London, NW1 8HH

Description

This former Piano Factory has been extensively refurbished and extended to provide authentic New York Loft Apartments with 2 Ground floor commercial units, set in a gated environment with 24hr concierge. Unit A provides 4,261 sq ft of beautifully fitted, air conditioned office space with exposed brickwork & reclaimed timber panelling. The 12ft high ceilings with architecturally designed lighting compliment the Oak raised floors and a host of original columns & beams. Whilst mainly open plan there are 3 meeting rooms leading onto a private terrace each having full height sliding windows. The premises have an EPC rating of C.

Location

Located in Belmont Street opposite the Round House just a few minutes walk from either Chalk Farm Underground (Northern Line) Station or Kentish Town West Overground which provides an east west axis covering a divers array of locations including: Richmond, Watford Willesden Junction, Euston, Stratford, Barking, Gospel. There is substantial development taking place in the vicinity which will see improvements to Chalk Farm Road. The Stables Market with its shops and Street Food is on the doorstep and the pleasures of the cafes & restaurants in Primrose Hill are just a few minutes walk.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,615	242.94	Available
Lower Ground	1,646	152.92	Available
Total	4,261	395.86	



Summary

Available Size	4,261 sq ft
Rent	£195,000 per annum
Rates Payable	£17.18 per sq ft Based on 2023 Valuation
Rateable Value	£143,000
Service Charge	£7.50 per sq ft
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

Viewing & Further Information

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